

1.6300
17-6-2
NO TRANSFER
TAX PAIDWARRANTY DEED
Joint TenancyKnow all Persons by these Presents.
033346

That I, DOROTHY M. DUSTY in consideration of One Dollar and other valuable consideration, paid by ROBIN A. PELLERIN, JEFFREY M. PELLERIN and JORDAN K. PELLERIN whose mailing address is 440 West River Road, Waterville, Maine 04901, the receipt I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said ROBIN A. PELLERIN, JEFFREY M. PELLERIN and JORDAN K. PELLERIN, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:-

Beginning at an iron pin marking the southwesterly corner of John Cosgrove as recorded in Book 1571, Page 113 and Book 2811, Page 72 of the Kennebec County Registry of Deeds; thence on a 1994 magnetic bearing of South fifty-nine degrees forty-eight minutes twenty seconds East (S 59° 48' 20" East) along Cosgrove's southerly line for one hundred twenty-three and nine tenths (123.9') feet to an iron pipe in the westerly line of "Village Green" a mobile home park; thence South thirty-seven degrees fourteen minutes West (S 37° 14' W) along said "Village Green" for five hundred seventy-three and two tenths (573.2') feet to an iron pin marking the southwesterly corner of "Village Green" and the southeasterly corner of the herein described parcel; thence North fifty-nine degrees forty-eight minutes twenty seconds (N 59° 48' 20" W) along land to be conveyed to David Green for one hundred twenty-three and nine tenths (123.9') feet to a steel pin in the easterly line of a sixth (60') foot right-of-way and land to be conveyed to David Green; thence North thirty-seven degrees fourteen minutes East (N 37° 14' E) along said right of way, being the land to be conveyed to David Green for five hundred seventy-three and two tenths (573.2') feet to the iron pin marking the point of beginning.

Also conveying to the Grantees, their heirs and assigns, in common with Grantor, her heirs and assigns, and others, a right of way for the purposes on ingress and egress by foot and vehicles together with an easement for the installation of utilities, including electric, telephone, cable television, water and sewer, either above or below the surface of the ground, the location the location which right of way and easement is more particularly described as a strip of land commencing at a steel pin set near the southwesterly sideline of the Webb Road, so-called, which steel pin marks the northerly corner of land Barrie and Denise Lapham; thence South thirty-seven degrees eleven minutes West (S 37° 11' W) for eight hundred thirty-three and two tenths (833.2') feet; thence South fifty-nine degrees forty-eight minutes twenty seconds

Jeffrey Pellerin
440 West River Rd.
Waterville, Me 04901

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East (S 59° 48' 20" E) for sixty (60') feet; thence North thirty-seven degrees eleven minutes East (N 37° 11' E) for five hundred seventy-three and two tenths (573.2') feet; thence North 37 degrees seven minutes thirty seconds East (N 37° 07' 30" E) along John Cosgrove land for two hundred fifty-eight and seventy-five hundredths (258.75') feet to a point on the southerly side of the Webb Road; thence northwesterly along the southerly sideline of said Webb Road a distance of sixty (60') feet to the point of beginning.

This parcel contains one and six tenths (1.6 ac.) acres and is a part of the land conveyed to Frank T. Dusty and Dorothy M. Dusty by deed dated October 16, 1961 and recorded in Kennebec County Registry of Deeds, Book 1279, Page 286. Dorothy M. Dusty is the surviving joint tenant, Frank T. Dusty having deceased May 21, 1985.

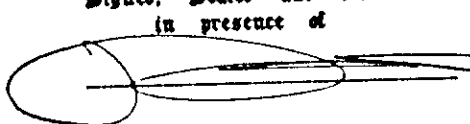
~~To have and to hold~~ the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said ROBIN A. PELLERIN, JEFFREY M. PELLERIN and JORDAN K. PELLERIN as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

~~And I do covenant~~ with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will ~~warrant and defend~~ the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

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In Witness Whereof, I, the said Dorothy M. Dusty, have hereunto set my hand and seal this 15th day of the month of November, A.D. 1994.

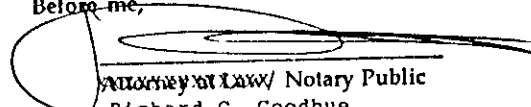
Signed, Sealed and Delivered
in presence of


Dorothy M. Dusty

State of Maine, County of Kennebec ss. November 15, 1994.

Then personally appeared the above named Dorothy M. Dusty and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public
Richard C. Goodhue
Printed Name
My commission expires:
May 24, 2000

RECEIVED KENNEBEC SS.

94 DEC 28 PM 2:33

ATTEST: 
REGISTER OF DEEDS

